

089.0

0005

0001.F

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
861,600 / 861,600
861,600 / 861,600
861,600 / 861,600

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 4 | | PINE AVE, ARLINGTON |

OWNERSHIP

Unit #:

| | |
|--|--|
| Owner 1: JOHNSON MARY T ETAL / TRS | |
| Owner 2: HUNT ARLINGTON IRREVOCABLE TR | |
| Owner 3: | |

Street 1: 8 CURVE STREET

Street 2:

Twn/City: LEXINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 02420 Type:

PREVIOUS OWNER

Owner 1: HUNT JOSEPH J & ANN R -

Owner 2: -

Street 1: 8 CURVE STREET

Twn/City: LEXINGTON

St/Prov: MA Cntry

Postal: 02420

NARRATIVE DESCRIPTION

This parcel contains .141 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1962, having primarily Wood Shingle Exterior and 2508 Square Feet, with 3 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |
| | | | |
| | | | |
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 105 | Three Fam. | | 6130 | | Sq. Ft. | Site | | 0 | 70. | 0.99 | 5 | | | | | | | | | 422,732 | | | | | | 422,700 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | | | | | | | | Land Size | | Building Value | | Yard Items | | Land Value | | Total Value | | Legal Description | | | | User Acct | |
|----------|--|--|--|--|--|--|--|-----------|--|----------------|--|------------|--|------------|--|-------------|--|-------------------|--|--|--|-----------|--|
| 105 | | | | | | | | 6130.000 | | 438,900 | | | | 422,700 | | 861,600 | | | | | | 56824 | |
| | | | | | | | | | | | | | | | | | | | | | | GIS Ref | |
| | | | | | | | | | | | | | | | | | | | | | | GIS Ref | |
| | | | | | | | | | | | | | | | | | | | | | | Insp Date | |
| | | | | | | | | | | | | | | | | | | | | | | 12/08/08 | |



USER DEFINED

| | |
|----------------|-------|
| Prior Id # 1: | 56824 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

PREVIOUS ASSESSMENT

| Tax Yr | | | | | | | | Use | | Cat | | Bldg Value | | Yrd Items | | Land Size | | Land Value | | Total Value | | Parcel ID | | | |
|--------|--|--|--|--|--|--|--|-----|--|-----|--|------------|--|-----------|--|-----------|--|------------|--|-------------|--|-------------------|--|--|--|
| 2022 | | | | | | | | 105 | | FV | | 438,900 | | 0 | | 6,130. | | 422,700 | | 861,600 | | 089.0-0005-0001.F | | | |
| 2021 | | | | | | | | 105 | | FV | | 420,000 | | 0 | | 6,130. | | 422,700 | | 842,700 | | Year end | | | |
| 2020 | | | | | | | | 105 | | FV | | 420,000 | | 0 | | 6,130. | | 422,700 | | 842,700 | | Year End Roll | | | |
| 2019 | | | | | | | | 105 | | FV | | 332,100 | | 0 | | 6,130. | | 428,800 | | 760,900 | | Year End Roll | | | |
| 2018 | | | | | | | | 105 | | FV | | 332,100 | | 0 | | 6,130. | | 320,100 | | 652,200 | | Year End Roll | | | |
| 2017 | | | | | | | | 105 | | FV | | 312,800 | | 0 | | 6,130. | | 289,900 | | 602,700 | | Year End Roll | | | |
| 2016 | | | | | | | | 105 | | FV | | 312,800 | | 0 | | 6,130. | | 277,800 | | 590,600 | | Year End | | | |
| 2015 | | | | | | | | 105 | | FV | | 283,000 | | 0 | | 6,130. | | 235,500 | | 518,500 | | Year End Roll | | | |

SALES INFORMATION

| Grantor | | Legal Ref | | Type | Date | Sale Code | | Sale Price | | V | Tst | Verif | Notes | | | | |
|-----------------|--|-----------|--|------|-----------|-------------|--|------------|----|----|-----|-------|-------|--|--|--|--|
| HUNT JOSEPH J & | | 73082-231 | | 1 | 8/9/2019 | Convenience | | 1 | No | No | | | | | | | |
| | | 10729-298 | | | 6/19/1965 | | | | No | No | N | | | | | | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|-----------|--------|----------|--------|-----|------------|----------|------------|---------|
| 9/19/2013 | 1399 | Siding | 14,700 | C | | | | |
| 4/10/2006 | 252 | Redo Bas | 26,842 | | | G7 | GR FY07 | |

| Sign: | VERIFICATION OF VISIT NOT DATA |
|-------|--------------------------------|
| | / / / |

| Total AC/Ha: 0.14073 | Total SF/SM: 6130 | Parcel LUC: 105 | Three Fam. | Prime NB Desc | ARLINGTON | Total: 422,732 | Spl Credit | Total: 422,700 |
|----------------------|-------------------|-----------------|------------|---------------|-----------|----------------|------------|----------------|
|----------------------|-------------------|-----------------|------------|---------------|-----------|----------------|------------|----------------|

| | | | | | | | | | | | | | | | | | |
|---|-------------------|-----------------|-----|---------------------------|-------------------------|--------|-----|-------------------|------------|-------|-----|----------------------|------|-------|------------|------------|--------------|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | |
| Type: 13 - Multi-Garden | 2 | Rating: Average | | A Bath: | Rating: | | | | | | | 38 | | | | | |
| Sty Ht: 2 - 2 Story | | | | 3/4 Bath: 1 | Rating: Average | | | | | | | | | | | | |
| (Liv) Units: 3 | Total: 3 | | | A 3QBth: | Rating: | | | | | | | | | | | | |
| Foundation: 1 - Concrete | | | | 1/2 Bath: | Rating: | | | | | | | | | | | | |
| Frame: 1 - Wood | | | | A HBth: | Rating: | | | | | | | | | | | | |
| Prime Wall: 1 - Wood Shingle | | | | OthrFix: | Rating: | | | | | | | | | | | | |
| Sec Wall: | % | | | | | | | | | | | | | | | | |
| Roof Struct: 1 - Gable | | | | | | | | | | | | | | | | | |
| Roof Cover: 1 - Asphalt Shgl | | | | | | | | | | | | | | | | | |
| Color: WHITE | | | | | | | | | | | | | | | | | |
| View / Desir: | | | | | | | | | | | | | | | | | |
| GENERAL INFORMATION | | | | CONDOS INFORMATION | | | | REMODELING | | | | RES BREAKDOWN | | | | | |
| Grade: C - Average | | | | Location: | | | | Exterior: | No Unit | RMS | BRS | FL | | | | | |
| Year Blt: 1962 | Eff Yr Blt: | | | Total Units: | | | | Interior: | 2 | 4 | 2 | 1 | | | | | |
| Alt LUC: | Alt %: | | | Floor: | | | | Additions: | 1 | 3 | 1 | 1 | | | | | |
| Jurisdict: | Fact: | . | | % Own: | | | | Kitchen: | | | | | | | | | |
| Const Mod: | | | | Name: | | | | Baths: | | | | | | | | | |
| Lump Sum Adj: | | | | | | | | Plumbing: | | | | | | | | | |
| INTERIOR INFORMATION | | | | DEPRECIATION | | | | Electric: | | | | | | | | | |
| Avg Ht/FL: STD | | | | Phys Cond: AV - Average | 31. | % | | Heating: | | | | | | | | | |
| Prim Int Wal: 1 - Drywall | | | | Functional: | | % | | General: | | | | | | | | | |
| Sec Int Wall: | % | | | Economic: | | % | | | | | | | | | | | |
| Partition: T - Typical | | | | Special: | | % | | | | | | | | | | | |
| Prim Floors: 3 - Hardwood | | | | Override: | | % | | | | | | | | | | | |
| Sec Floors: | % | | | Total: | 31 | % | | | | | | | | | | | |
| Bsmnt Flr: 5 - Lino/Vinyl | | | | | | | | | | | | | | | | | |
| Subfloor: | | | | | | | | | | | | | | | | | |
| Bsmnt Gar: | | | | | | | | | | | | | | | | | |
| Electric: 3 - Typical | | | | | | | | | | | | | | | | | |
| Insulation: 2 - Typical | | | | | | | | | | | | | | | | | |
| Int vs Ext: S | | | | | | | | | | | | | | | | | |
| Heat Fuel: 2 - Gas | | | | | | | | | | | | | | | | | |
| Heat Type: 3 - Forced H/W | | | | | | | | | | | | | | | | | |
| # Heat Sys: 2 | | | | | | | | | | | | | | | | | |
| % Heated: 100 | % AC: | | | | | | | | | | | | | | | | |
| Solar HW: NO | Central Vac: NO | | | | | | | | | | | | | | | | |
| % Com Wal | % Sprinkled | | | | | | | | | | | | | | | | |
| MOBILE HOME | | | | Make: | | Model: | | Serial #: | | Year: | | Color: | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | | | | | | | | | | | | | | |
| PARCEL ID 089.0-0005-0001.F | | | | | | | | | | | | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value |
| More: N | Total Yard Items: | | | | Total Special Features: | | | | | | | | | | | | |
| | Total: | | | | | | | | | | | | | | | | |
| IMAGE | | | | | | | | | | | | | | | | | |
| AssessPro Patriot Properties, Inc. | | | | | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | | | | | |